



Overseas Buildings Operations

Industry Advisory Panel *Sites Ready For Construction Now*

September 14, 2006





New Ways to Think – New Ways to Build

OBO's Goal:

**Deliver Sites Ready
for Construction Now**





What is a Site Ready for Construction Now?

- ☐ Sufficient size and shape to accommodate the program
- ☐ Utility infrastructure in place and to the site's boundary
- ☐ Zoning/Planning approvals in place
- ☐ Roads/Access in place
- ☐ Clear title
- ☐ Clear of squatters, occupants, buildings and foundations
- ☐ Clear of all debris
- ☐ Clear of environmental, historical, cultural or archaeological issues
- ☐ Clear of unexploded ordnance
- ☐ No subsurface, flood or other natural hazard issues





The Reality

Sites Ready for Construction are Not Normally Available

- ❑ Site availability may be limited due to:
 - Site size
 - Market conditions
 - Land values
 - Geography

- ❑ Examples of site conditions:
 - Limited/Non-existing Infrastructure – utilities, roads
 - Improvements – buildings, foundations
 - Topography – below grade, hills
 - Limitations – size, configuration





Site Mitigation

OBO Uses Various Methods to Prepare a Site for Construction

- ☐ **Seller**
 - Clear occupants
 - Demolish buildings
 - Site Preparation

- ☐ **Government**
 - Build Roads/Access
 - Relocate/Upgrade Utilities

- ☐ **Contractor**
 - Fill, Cut, Grade and Compact Site





Delivery of a Ready Site

OBO will deliver a site with:

- ☐ Clear title registered in the name of the USA.
- ☐ Planning and zoning approvals.
- ☐ Utility infrastructure up to the site's boundaries.
- ☐ Host government authorization for USG diplomatic use.
- ☐ Certification of no known civil aviation, cultural, historical, or archeological issues.
- ☐ Boundary, topography, and utility surveys.
- ☐ Geotechnical surveys with foundation recommendations.
- ☐ Easements or rights of way to provide access.





Preparing For Construction Now

Djibouti

Undeveloped Site with the Need for Major Infrastructure

